119.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,012,800 / 1,012,800
					USE VALUE:	1,012,800 / 1,012,800
					ASSESSED:	1,012,800 / 1,012,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		FINLEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VOGEL JEFFREY & RACHEL B
Owner 2:	
Owner 3:	
Street 1:	19 FINLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FELONEY BRIAN D/SARAH K -
Owner 2:	-
Street 1:	19 FINLEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,028 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2002, having primarily Vinyl Exterior and 2590 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6028.000	592,200		420,600	1,012,800
Total Card	0.138	592,200		420,600	1,012,800
Total Parcel	0.138	592,200		420,600	1,012,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.04 | /Parcel: 391.0

Legal Description

User Acct 77071

GIS Ref

GIS Ref

Insp Date 09/29/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 119.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	592,200	0	6,028.	420,600	1,012,800	1,012,800	Year End Roll	12/18/2019
2019	101	FV	461,500	0	6,028.	426,600	888,100	888,100	Year End Roll	1/3/2019
2018	101	FV	443,000	0	6,028.	318,400	761,400	761,400	Year End Roll	12/20/2017
2017	101	FV	443,000	0	6,028.	288,400	731,400	731,400	Year End Roll	1/3/2017
2016	101	FV	443,000	0	6,028.	276,400	719,400	719,400	Year End	1/4/2016
2015	101	FV	433,400	0	6,028.	234,300	667,700	667,700	Year End Roll	12/11/2014
2014	101	FV	433,400	0	6,028.	222,300	655,700	655,700	Year End Roll	12/16/2013
2013	101	FV	433,400	0	6,028.	211,500	644,900	644,900		12/13/2012

!9263!

PRINT

Date	Time
12/10/20	23:45:49

LAST REV

Date	Time
02/26/20	09:08:57
danam	
9263	

USER DEFINED

Prior Id # 1:	77071
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FELONEY BRIAN D	59723-121		8/9/2012		723,000	No	No		
PETILLO PETER A	49215-139		3/30/2007		655,000	No	No		
CACCAVARO RONAL	35377-200		4/19/2002		599,900	No	No		
ROACH DOROTHY H	33956-577		10/11/2001		525,000	No	No		
PERRY HELEN	25320-50		5/2/1995		99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/31/2019	1776	Solar Pa	30,877	C				
10/17/2001	823	New Buil	125,000	O		G3	GR FY03	NEW SINGLE FAMILY

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2018	Inspected	PH	Patrick H
9/11/2018	MEAS&NOTICE	CC	Chris C
12/13/2008	Meas/Inspect	336	PATRIOT
12/3/2008	MLS	MM	Mary M
7/24/2007	MLS	HC	Helen Chinal
2/28/2006	OWNR INFO	BR	B Rossignol
3/31/2005	Permit Visit	BR	B Rossignol
9/5/2002	MLS	MM	Mary M
4/17/2002	Inspected	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6028		Sq. Ft.	Site		0	70.	1.00	5									420,589						420,600	

Total AC/HA: 0.13838 | Total SF/SM: 6028 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,589 | Spl Credit | Total: 420,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2002	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15675664
Const Adj.:	0.99495000
Adj $ / SQ:	143.864
Other Features:	115909
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	601867
Depreciation:	9630
Depreciated Total:	592237

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

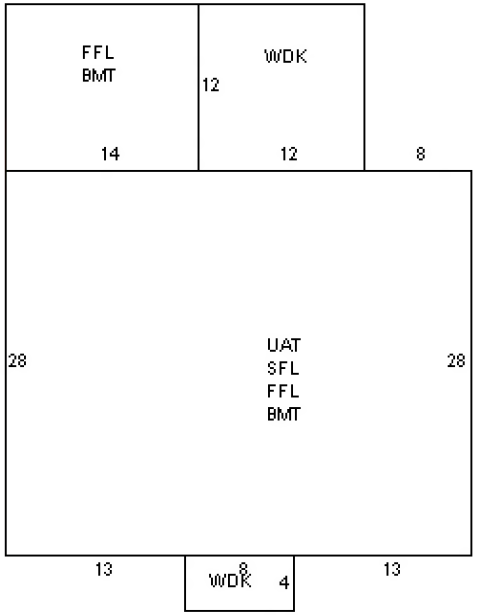
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	174.08
Special Features:	0	Val/Su Net:	164.23
Final Total:	592200	Val/Su SzAd	285.81

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,120	51.250	57,402
FFL	First Floor	1,120	143.860	161,128
SFL	Second Floor	952	143.860	136,959
UAT	Upper Attic	238	100.710	23,968
WDK	Deck	176	11.620	2,046

Net Sketched Area:	3,606			Total:	381,503
Size Ad	2072	Gross Are	4320	FinArea	2590

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	25		
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

119.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	